



County Estates are delighted to present to the market this modern five bedroom detached villa situated within the sought after Alloa Park development. The property has been tastefully decorated and finished to a high standard by the current owners, providing spacious and versatile family accommodation over two levels, and comprises of; welcoming entrance hallway, bright and spacious lounge, dining room, modern fitted breakfasting kitchen, family sitting room, utility room and downstairs w.c. On the upper level there are five generously sized bedrooms with the master bedroom benefiting from an en-suite shower room and a family bathroom completes the accommodation on offer. The property further benefits from a private front garden, fully enclosed rear garden, mono block driveway and a single garage with power and lighting.



**OFFERS OVER
£310,000**

Property Description

Entrance

Access to the property is via white UPVC door with decorative glazing and co-ordinating side panels. Leading to:

Entrance Hallway

Welcoming entrance hallway with storage cupboard housing the electrics and access to the lounge, kitchen, dining room, downstairs w.c and stairs leading to the upper level.

Lounge *18' 11" x 11' 2" (5.76m x 3.40m)*

Bright and spacious lounge with bay window overlooking the front of the property.

Dining Room *10' 9" x 8' 4" (3.27m x 2.54m)*

Separate dining room overlooking the front of the property.

Breakfasting Kitchen *18' 0" x 10' 2" (5.48m x 3.10m)*

Open plan modern fitted breakfasting kitchen, overlooking the rear of the property with a good range of stylish black wall and base units and black granite worktops. Centre island, built-in electric oven and ceramic hob with extractor fan above and integrated dishwasher. Access to utility room.

Utility Room *8' 4" x 5' 7" (2.54m x 1.70m)*

Utility room with wall unit and wine cooler. Space for washing machine and tumble dryer. Door giving access to the side garden and door leading to the integral garage.

Family Sitting Room *11' 2" x 9' 6" (3.40m x 2.89m)*

Open plan family sitting area with storage unit and wall mounted units. French doors give access to the rear garden.

Downstairs W.C. *8' 4" x 3' 0" (2.54m x 0.91m)*

Downstairs w.c. with vanity sink unit and w.c.

Upper Hallway

Upper hallway with storage cupboard, access to all other accommodation and access to the loft

.Master Bedroom *16' 0" x 11' 3" (4.87m x 3.43m) (at widest point)*

Spacious master bedroom overlooking the front of the property with dressing area, two built-in double wardrobes with sliding doors and en-suite shower room.

En-Suite Shower room *5' 11" x 5' 2" (1.80m x 1.57m)*

Recently fitted, stylish en-suite shower room with modern wet wall panelling, vanity sink unit and w.c. Corner shower enclosure with thermostatic shower and front facing opaque double glazed window.

Bedroom 2 *13' 5" x 9' 2" (4.09m x 2.79m)*

Good size second double bedroom overlooking the rear of the property with built-in double wardrobe with sliding doors and ample room for free standing furniture.

Bedroom 3 *11' 11" x 9' 4" (3.63m x 2.84m)*

Third double bedroom overlooking the front of the property with built-in double wardrobe with sliding doors and room for free standing furniture.

Bedroom 4 *13' 8" x 10' 0" (4.16m x 3.05m) (at longest point)*

Fourth double bedroom overlooking the front of the property and currently utilised as an office with space for free standing furniture.

Bedroom 5 *11' 3" x 10' 4" (3.43m x 3.15m)*

Fifth double bedroom overlooking the rear of the property with space for free standing furniture.

Family Bathroom *8' 1" x 8' 1" (2.46m x 2.46m)*

Modern family bathroom, partially tiled with white three piece suite, shower enclosure with electric shower and rear facing opaque double glazed window.

Gardens

Private front garden laid with slate chips and shrubs and a paved pathway leading to the front door entrance. Fully enclosed, secluded rear garden which has been well maintained by the current owners. With decorative stone chips and an area laid to lawn with plants and shrubs and wooden garden shed.

Driveway & Garage

The property benefits from a mono block driveway with space for two vehicles and a single integral garage with power and lighting.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtains and curtain poles, blinds and various light fittings and bathroom accessories. Also included is electric oven, ceramic hob with extractor fan above and integrated dishwasher in the kitchen. Wine cooler in the utility room and storage unit with wall units in the family sitting room. Also wooden garden shed.

Negotiable Extras

The negotiable extras in the property are the upright fridge and freezer in the garage.

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GROUND FLOOR

1ST FLOOR



We warrant nothing has been made to make the accuracy of the Transfer completed form, representation of facts, in whole, correct and any other items are approximate, and no responsibility is taken for any error omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The accuracy, completeness and full details of the plan should be checked and the purchaser should be responsible for any error or omission. See also the full details of the plan on the website.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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